

Applicant	Henderson Mental Health Center	
Request	Site Plan Level III Review/Parking Reduction/Use over 10,000 gross s.f. in CB Zoning District	
Location	330 SW 27 Avenue	
Legal Description	Acreage in Sec. 8-50-42, Portion of the west half of the Northeast quarter	
Property Size	2.23 acres	
Zoning	B-2 and CB	
Existing Land Use	Mental Health Center	
Future Land Use Designation	Commercial and Residential Medium-High	
Comprehensive Plan Consistency	Consistent with Future Land Use Element, Permitted Uses in Commercial and Residential Medium-High	
Other Required Approvals	Final DRC sign-off	
Applicable ULDR Sections	Sec. 47-6, Business Zoning Districts; Sec. 47-20.3, Reductions and Exemptions; Sec. 47-24.2.A.3.c, Site Plan Development Permit (Level III); Sec. 47-24.1, Table 1, Generally (Development Permits and Procedures)	
Setbacks/Yards Front Rear Side (South) Side (North)	Required	Proposed
	5'	61'4"
	15'	15'
	10' (B-2) and 15' (CB)	136'4"
	15' (B-2) and 10' (CB)	178'8" (B-2) and 12' (CB)
Lot Density	None	N/A
Lot Size	None	2.23 acres
Lot Width	None	450'
Building Height	150'	65'1"
Structure Length	None	100'8"
Floor Area	None	0.7
VUA Landscaping	8,837 s.f.	8,837 s.f.
Landscaping Lot Coverage	N/A	24,221 s.f.
Open Space	N/A	N/A
Parking	283 spaces	244 spaces (parking reduction requested)
Notification Requirements	Sign posting within 15 days of meeting	
Action Required	Approve, Approve with conditions or Deny the application	
Project Planner Authorized By Approved By	Name and Title	Initials
	Angela Csinsi, Planner II	
	Chris Barton, AICP, RLA, Principal Planner	
	Bruce Chatterton, AICP, Planning and Zoning Manager	

Request:

The applicant proposes to demolish the existing three-story building on site and construct a five-story, 67,685 s.f. office building with a parking garage.

Property/Project Description:

This site received site plan approval with an allocation of flexibility in November 2000. In association with the site plan, a portion of the property was rezoned from MHP (Mobile Home Park) to CB (Community Business). In addition, a parking reduction was approved by the Planning and Zoning Board on September 20, 2000. No action was taken by the owners to construct the proposed building.

The site has split zoning of B-2 (General Business) and CB. The B-2 portion fronts on SW 27 Avenue while the CB portion is to the east, adjacent to an existing mobile home park (MHP).

On July 23, 2002, the Development Review Committee (DRC) reviewed proposed revisions to the site plan as well as revisions to the parking reduction application. The existing and proposed use of the site is for medical clinic/professional offices with patients meeting with therapists, psychiatrists and case managers for individual and group counseling.

Parking and Traffic:

Previously, the combined existing and proposed buildings required 249 parking spaces and the plan provided 202 spaces. This was a 19% reduction (see **Exhibit 1** for copy of Parking Reduction Order). The current proposal requires 283 parking spaces with 244 spaces provided, which is a 13.4% reduction.

The applicant asserts that the previous parking study is sufficient to justify the 13.4% reduction. See **Exhibit 2** for a copy of the parking study. Tim Welch, Engineering Design Manager, agrees that this study is acceptable because it will be the same operation and because they are providing more parking spaces than the previous plan. See **Exhibit 3** for a breakdown of the proposed uses, and of required and provided parking.

The applicant has demonstrated that the following criteria found in ULDR Sec. 47-20.3.A.5 have been met.

- a. Adequacy requirements, as provided in Sec. 47-25.2; and**

See **Exhibit 4** attached.

- b. The use, site, structure or any combination of same, evidences characteristics which support a determination that the need for parking for the development is less than that required by the ULDR for similar uses; or**

The new facility will not be maximized in terms of parking needs. This condition is the result of employees performing a significant amount of work outside the center that many of the patrons arrive by public transportation, or by the fact that the center has a van service to pick up patients from specific points and at different schedules throughout the day. (Source: letter dated July 18, 2000 by Vernon J. Pierce, Principal of Pierce Architectural Group, P.A.)

- c. **There is a public parking facility within 700 feet of the parcel which the parking is intended to serve along a safe pedestrian path as defined by Sec. 47-20.4 which spaces may be used to provide parking for applicant's property without conflict with the need for public parking based on a report by the department which includes a report by the city's parking manager and city engineer.**

Not applicable.

- d. **If the application is based on 2 or more different users sharing the same parking spaces at different hours, that the peak hour(s) for each use will be at different hours; or**

Not applicable.

- e. **If the application is based on 2 or more different users sharing the same parking spaces at the same time because one use derives a portion of its customers as walk-in traffic from the other use, that the 2 or more uses will share the same users; or**

Not applicable.

- f. **Restrictions will be placed on the use of the property or actions will be taken such as providing company vans for car pooling of employees and patrons, or consistent use of mass transit will reduce the need for required parking and there are sufficient safeguards to ensure the restriction, action, or both, will take place; or**

Not applicable.

- g. **Any combination of subsections A.5.a through e; and**

- h. **In addition to the criteria provided above, that any alternative parking arrangement proposed will be adequate to meet the needs of the use the parking will serve and that reducing the required parking will be compatible with and not adversely impact the character and integrity of surrounding properties.**

The applicant states that the proposed number of parking spaces will be under utilized based on the above statements. See **Exhibit 2** attached.

Adequacy and Neighborhood Compatibility:

The applicant has provided two memorandums stating that they meet the criteria for adequacy and neighborhood compatibility (**Exhibit 4**). Staff concurs that these criteria have been met.

Comprehensive Plan Consistency:

The proposed uses of medical clinic/professional offices are consistent with the Permitted Uses listed in the Future Land Use Element of the Comprehensive Plan. Both Commercial and Residential Land Use allow for these uses. Properties with Residential Land Use allow office use provided that flexibility is allocated. This was done when the property was rezoned from MHP to CB in November 2000.

Staff Determination:

Staff recommends the following conditions:

1. Compliance with the City Construction Debris Mitigation Policy as attached.
2. Sanitary sewer agreement requires approval by Department and City Commission and shall be recorded in Broward County Records with City Officials Execution, prior to issuance of permit.
3. Owner to provide adequacy letter for sewer service from utility staff prior to release of building permit.
4. Relocation of turnaround space, as requested by Tim Welch, Engineering Design Manager.
5. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.
6. Recordation of a revised Parking Reduction Order, per ULDR Section 47-20.3.A.8.
7. Final DRC approval.

Planning & Zoning Board Action:

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.

2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.

City of Fort Lauderdale

Building Services Division Construction Debris Mitigation Policy

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.

On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant.